

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-14		MEDFORD ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	2-14 MEDFORD STREET LLC			
Owner 2:				
Owner 3:				
Street 1:	455 MASS AVE STE #1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

### NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 7905 Square Feet, with 8 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0	Sq. Ft.	Site		0	0.	0.00	CG																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	872,700			872,700
Total Card	0.000	872,700			872,700
Total Parcel	0.476	2,129,800		1,214,200	3,344,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		110.40	/Parcel: 168.08

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	201	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

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Type:	78	- Store	
Sty Ht:	2	- 2 Story	
(Liv) Units:	8		Total: 19
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	11	- Membrane	
Color:	BRICK		
View / Desir:			

## GENERAL INFORMATION

Grade: B	- Good
Year Blt:	1925
Alt LUC:	
Jurisdic	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	14 - Asphalt Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	6		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	6	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	31.9%
Functional:		
Economic:		
Special:		
Override:		
	Total:	31.5%

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.92650223
Const Adj.:	1.01771224
Adj \$ / SQ:	94.291
Other Features:	28017
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1264047
Depreciation:	398175
Depreciated Total:	865872

## COMMENTS

	VERIZON, NAIL PLACE.	2

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 6		

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
.%		Kitchen:	
%		Baths:	
%		Plumbing:	
%		Electric:	
%		Heating:	
5%		General:	

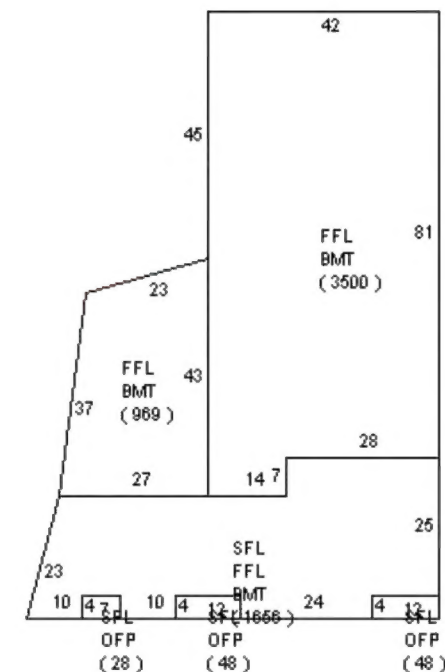
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	125.41	
Special Features:	6800	Val/Su Net:	61.66	
Final Total:	872700	Val/Su SzAd	110.40	

### SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	6,125	28.290	173,261	
FFL	First Floor	6,125	94.290	577,531	
SFL	Second Floor	1,780	94.290	167,830	
OFP	Open Porch	124	30.330	3,761	
Net Sketched Area:		14,154	Total:	922,383	
Size Ad	7905	Gross Area	14154	FinArea	7905

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
60						
34	FFL	100	RST	50	A	1
38	SFL	100	OFC	100	A	5
61						
93						
05						

**IMAGE**

**AssessPro** Patriot Properties, Inc







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GENERAL INFORMATION	
Grade: B - Good	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	14 - Asphalt Tile	30	%
Bsmnt Flr:	12 - Concrete		

MOBILE HOME 

Make:	
-------	--

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

[illegible]

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AG - Avg-Good	31.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>31.5%</b>

Basic \$ / SQ:	100.00	
Size Adj.:	0.92650223	Rate
Const Adj.:	1.01771224	
Adj \$ / SQ:	94.291	
Other Features:	28017	
Grade Factor:	1.33	
NBHD Inf:	1.00000000	
NBHD Mod:		Wt
LUC Factor:	1.00	
Adj Total:	1264047	
Depreciation:	398175	Sp
Depreciated Total:	865872	

VERIZON, NAIL PLACE.

VERIZON, NAIL PLACE.	4
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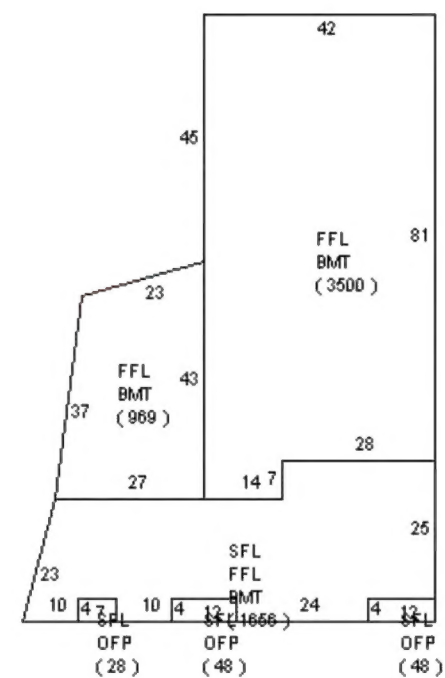
1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0			Baths:			HB 6			

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	125.41	
Special Features:	6800	Val/Su Net:	61.66	
Final Total:	872700	Val/Su SzAd	110.40	

Serial # \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_  
**PARCEL ID** 045.0-0004-0005.A



Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	6,125	28.290	173,260	
FFL	First Floor	6,125	94.290	577,530	
SFL	Second Floor	1,780	94.290	167,830	
OFP	Open Porch	124	30.330	3,760	
Net Sketched Area:		14,154	Total:	922,390	
Size Ad	7905	Gross Area	14154	FinArea	7905

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
50						
34	FFL	100	RST	50	A	1
38	SFL	100	OFC	100	A	5
61						
93						
05						

**AssessPro** Patriot Properties, Inc



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-14		MEDFORD ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	2-14 MEDFORD STREET LLC			
Owner 2:				
Owner 3:				
Street 1:	455 MASS AVE STE #1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02474	Type:		

## PREVIOUS OWNER

NEW CO-OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

### NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 5024 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

[illegible]

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0	Sq. Ft.	Site		0	0.	0.00	CG																
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 325		Store		Prime NB Desc		COMM GD				Total:				Spl Credit				Total:			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	649,700			649,700
Total Card	0.000	649,700			649,700
Total Parcel	0.476	2,129,800		1,214,200	3,344,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		129.32	/Parcel: 168.00

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

**USER DEFINED**

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



**Patriot**  
Properties Inc.

**EXTERIOR INFORMATION**

Type:	78	- Store	
Sty Ht:	2	- 2 Story	
(Liv) Units:	5	Total:	19
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:	21	- Conc. Block	20%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:			
View / Desir:			

## GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1	- Drywall	
Sec Int Wall:	2	- Plaster	50 %
Partition:	T	- Typical	
Prim Floors:	6	- Ceramic Tile	
Sec Floors:	4	- Carpet	30 %
Bsmnt Flr:	12	- Concrete	

Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	5		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	30,000	Total:	30,000
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## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	GD - Good	28.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	28.0%

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.99904460
Const Adj.:	1.03757596
Adj \$ / SQ:	103.658
Other Features:	19508
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860747
Depreciation:	241009
Depreciated Total:	619738

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 4		

## REMODELING

		Exterior:	
		Interior:	
3.	%	Additions:	
	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
8	%	General:	

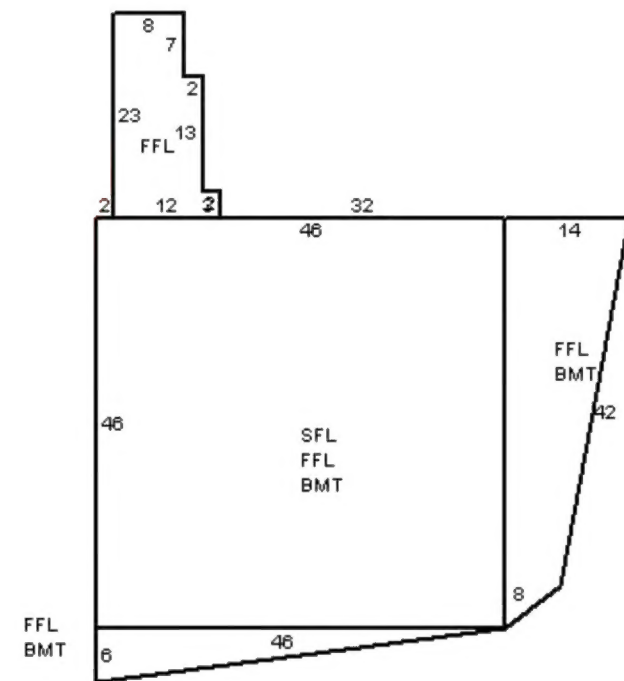
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	137.87	
Special Features:	30000	Val/Su Net:	84.27	
Final Total:	649700	Val/Su SzAd	129.32	

### SKETCH



## SUB AREA

<b>Code</b>	<b>Description</b>	<b>Area - SQ</b>	<b>Rate - AV</b>	<b>Undepr Value</b>	
FFL	First Floor	2,908	111.690	324,807	
BMT	Basement	2,686	31.100	83,526	
SFL	Second Floor	2,116	103.660	219,342	
<b>Net Sketched Area:</b>		<b>7,710</b>	<b>Total:</b>	<b>627,663</b>	
<b>Size Ad</b>	<b>5024</b>	<b>Gross Area</b>	<b>7710</b>	<b>FinArea</b>	<b>5024</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
00						
28	FFL	100	BNK	50	G	1
41	SFL	100	OFC	100	A	3
69						
24						

**IMAGE**





## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-14		MEDFORD ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	2-14 MEDFORD STREET LLC			
Owner 2:				
Owner 3:				
Street 1:	455 MASS AVE STE #1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 5024 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

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n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0	Sq. Ft.	Site		0	0.	0.00	CG																

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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	649,700			649,700
Total Card	0.000	649,700			649,700
Total Parcel	0.476	2,129,800		1,214,200	3,344,000
Source: Market Adj Cost		Total Value per SQ unit /Card:	129.32		/Parcel: 168.08

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]**ARLINGTON**

APPAISED:	649,700 /	3,344,000
USE VALUE:	649,700 /	3,344,000
ASSESSED:	649,700 /	3,344,000



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

**EXTERIOR INFORMATION**

Type:	78	- Store	
Sty Ht:	2	- 2 Story	
(Liv) Units:	5	Total:	19
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:	21	- Conc. Block	20%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:			
View / Desir:			

## GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1	- Drywall	
Sec Int Wall:	2	- Plaster	50 %
Partition:	T	- Typical	
Prim Floors:	6	- Ceramic Tile	
Sec Floors:	4	- Carpet	30 %
Bsmnt Fir:	12	- Concrete	

Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	5		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	30,000	Total:	30,000
---------	-------------------	-------------------------	--------	--------	--------

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	GD - Good	28%
Functional:		
Economic:		
Special:		
Override:		
	Total:	28%

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.99904460
Const Adj.:	1.03757596
Adj \$ / SQ:	103.658
Other Features:	19508
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860747
Depreciation:	241009
Depreciated Total:	619738

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0			Baths:			HB 4			

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

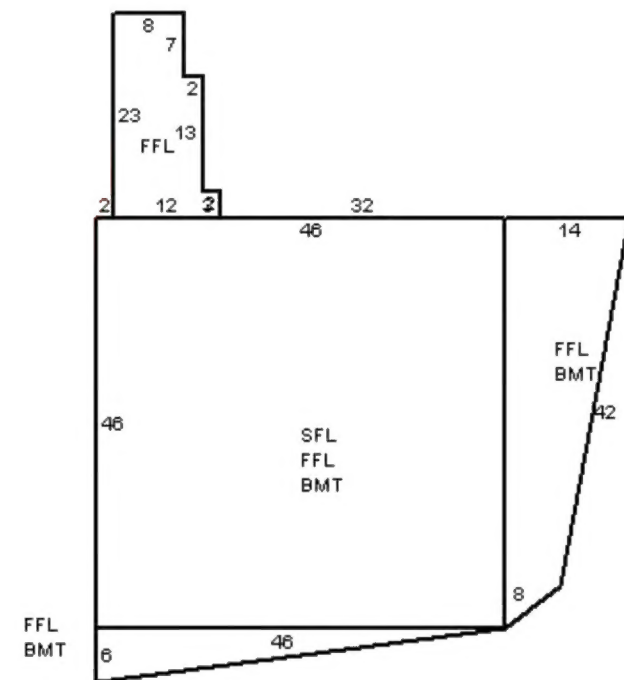
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	137.87	
Special Features:	30000	Val/Su Net:	84.27	
Final Total:	649700	Val/Su SzAd	129.32	

### SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	2,908	111.690	324,800	
BMT	Basement	2,686	31.100	83,520	
SFL	Second Floor	2,116	103.660	219,340	
Net Sketched Area:		7,710	Total:	627,660	
Size Ad	5024	Gross Area	7710	FinArea	5024

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
8	FFL	100	BNK	50	G	1
1	SFL	100	OFC	100	A	3
9						
4						

## IMAGE





PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-14		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	2-14 MEDFORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	455 MASS AVE STE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FFCP LLC -
Owner 2:	-
Street 1:	455 MASS AVE STE #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 6967 Square Feet, with 6 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		20754		Sq. Ft.	Site		0	44.	1.33	CG									1,214,214						1,214,200	

Total AC/HA: 0.47645

Total SF/SM: 20754

Parcel LUC: 325

Store

Prime NB Desc

COMM GD

Total: 1,214,214

Spl Credit

Total: 1,214,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	20754.000	607,400		1,214,200	1,821,600
Total Card	0.476	607,400		1,214,200	1,821,600
Total Parcel	0.476	2,129,800		1,214,200	3,344,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	261.47	/Parcel:	168.08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	2,129,800	0	20,754.	1,214,200	3,344,000		Year end	12/23/2021
2021	325	FV	2,129,800	0	20,754.	1,193,500	3,323,300		Year End Roll	12/10/2020
2020	325	FV	2,129,700	0	20,754.	1,172,800	3,302,500	3,302,500	Year End Roll	12/18/2019
2019	325	FV	2,030,400	0	20,754.	1,103,800	3,134,200	3,134,200	Year End Roll	1/3/2019
2018	325	FV	2,030,400	0	20,754.	965,900	2,996,300	2,996,300	Year End Roll	12/20/2017
2017	325	FV	2,030,400	0	20,754.	758,900	2,789,300	2,789,300	Year End Roll	1/3/2017
2016	325	FV	2,030,400	0	20,754.	758,900	2,789,300	2,789,300	Year End	1/4/2016
2015	325	FV	1,829,700	0	20,754.	689,900	2,519,600	2,519,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FFCP LLC,	1523-99		3/6/2018	Convenience	100	No	No		
PASCIUTO FRANK/	1523-98		3/6/2018	Convenience	99	No	No		
PASCIUTO FAMILY	1376-28		10/21/2009	Family	10	No	No		
PASCIUTO FRANK	1342-60		8/7/2007	Family	100	No	No		
	877-179		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2015	305	Renovate	8,000					Interior non struc
11/14/2014	1541	Manual	23,600					Replace existing g
10/20/2014	1392	Sign	2,000					Install new sign.
10/9/2014	1328	Alterati	15,000					Installation of ne
8/13/2014	967	Heat App	5,000		8/13/2014			Installation of ne
7/15/2014	820	Alterati	57,000					
6/10/2014	628	Awnings	1,600					
3/5/2012	193	Sign	2,000					
9/19/2011	1140	Sign	1,200					
8/8/2011	825	Manual	600					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
6/25/2014	External Ins	PC	PHIL C
4/2/2009	Meas/Inspect	201	PATRIOT
4/2/2009	Meas/Inspect	201	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
4/13/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	23:38:26

LAST REV

Date	Time
12/19/19	18:56:46
mmcmakin	
3822	

test PDF Combine only

<b>GENERAL INFORMATION</b>			
Grade: B - Good			
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	
Const Mod:			
Lump Sum Adj:			

## INTERIOR INFORMATION

MOBILE HOME  Make: 

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

More: N	Total Yard Items:	Total Special Features:	Total:
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OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	35.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>35.0%</b>

Basic \$ / SQ:	100.00
Size Adj.:	1.02634680
Const Adj.:	1.00913095
Adj \$ / SQ:	103.572
Other Features:	29377
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	934538
Depreciation:	327088
Depreciated Total:	607449

LA VICTORIA, LUCKY DRAGON, 7 STAR  
GROCERY, GAIL ANN COFFEE SHOP, ARTFUL  
HEART.

RESIDENTIAL GRID													
1st Res Grid											Desc: Line 1		# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB 6			

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	137.75	
Special Features:	0	Val/Su Net:	68.88	
Final Total:	607400	Val/Su SzAd	137.48	

	Serial #		Year:		Color:	
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or Value	JCod JFact	Juris. Value
----------	------------	--------------

The diagram illustrates a 2D grid world environment. The grid dimensions are 16 units in height and 82 units in width. The start state 'S' is located at the bottom-left corner (0,0), and the goal state 'G' is at the top-right corner (16,82). There are 6 obstacles, each represented by a 5x4 block of cells. The obstacles are located at: (6,9), (9,12), (12,12), (12,48), (16,48), and (16,82). The diagram also shows the 'FFL BMT' (4248) and 'FFL 17' (170) values.

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	4,418	103.570	457,580	
BMT	Basement	4,248	49.710	211,187	
OFP	Open Porch	120	30.530	3,663	
ENT	ENTRY	32	26.640	853	
Net Sketched Area:		8,818	Total:	673,283	
Size Ad	4418	Gross Area	8818	FinArea	6967

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
0						
7	BMT	100	AFB	60	A	
8	FFL	100	RST	50	A	3
3						
8						
7						

**AssessPro** Patriot Properties, Inc





PROPERTY LOCATION

No	Alt No	Direction/Street/City
4 -14		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	2-14 MEDFORD STREET LLC				
Owner 2:					
Owner 3:					
Street 1:	455 MASS AVE STE #1				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	FFCP LLC -		
Owner 2:	-		
Street 1:	455 MASS AVE STE #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 6967 Square Feet, with 6 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		20754		Sq. Ft.	Site		0	44.	1.33	CG									1,214,214					1,214,200		
Total AC/HA: 0.47645		Total SF/SM: 20754		Parcel LUC: 325		Store		Prime NB Desc		COMM GD		Total: 1,214,214		Spl Credit		Total: 1,214,200											

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	20754.000	607,400		1,214,200	1,821,600		31842
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18
Total Card	0.476	607,400		1,214,200	1,821,600	Entered Lot Size	
Total Parcel	0.476	2,129,800		1,214,200	3,344,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		261.47	/Parcel: 168.08	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	2,129,800	0	20,754.	1,214,200	3,344,000		Year end	12/23/2021
2021	325	FV	2,129,800	0	20,754.	1,193,500	3,323,300		Year End Roll	12/10/2020
2020	325	FV	2,129,700	0	20,754.	1,172,800	3,302,500	3,302,500	Year End Roll	12/18/2019
2019	325	FV	2,030,400	0	20,754.	1,103,800	3,134,200	3,134,200	Year End Roll	1/3/2019
2018	325	FV	2,030,400	0	20,754.	965,900	2,996,300	2,996,300	Year End Roll	12/20/2017
2017	325	FV	2,030,400	0	20,754.	758,900	2,789,300	2,789,300	Year End Roll	1/3/2017
2016	325	FV	2,030,400	0	20,754.	758,900	2,789,300	2,789,300	Year End	1/4/2016
2015	325	FV	1,829,700	0	20,754.	689,900	2,519,600	2,519,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FFCP LLC,	1523-99		3/6/2018	Convenience	100	No	No		
PASCIUTO FRANK/	1523-98		3/6/2018	Convenience	99	No	No		
PASCIUTO FAMILY	1376-28		10/21/2009	Family	10	No	No		
PASCIUTO FRANK	1342-60		8/7/2007	Family	100	No	No		
	877-179		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2015	305	Renovate	8,000					Interior non struc
11/14/2014	1541	Manual	23,600					Replace existing g
10/20/2014	1392	Sign	2,000					Install new sign.
10/9/2014	1328	Alterati	15,000					Installation of ne
8/13/2014	967	Heat App	5,000		8/13/2014			Installation of ne
7/15/2014	820	Alterati	57,000					
6/10/2014	628	Awnings	1,600					
3/5/2012	193	Sign	2,000					
9/19/2011	1140	Sign	1,200					
8/8/2011	825	Manual	600					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
6/25/2014	External Ins	PC	PHIL C
4/2/2009	Meas/Inspect	201	PATRIOT
4/2/2009	Meas/Inspect	201	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
4/13/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	23:38:26

LAST REV

Date	Time
12/19/19	18:56:46

mmcmakin
3822

test PDF Combine only

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	6	Total:	19
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

## GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	6		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	6	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	35
Functional:		
Economic:		
Special:		
Override:		
	Total:	35

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.02634680
Const Adj.:	1.00913095
Adj \$ / SQ:	103.572
Other Features:	29377
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	934538
Depreciation:	327088
Depreciated Total:	607449

## COMMENTS

	LA VICTORIA, LUCKY DRAGON, 7 STAR	
	GROCERY, GAIL ANN COFFEE SHOP, ART	12
	HEART.	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0		BRs: 0		Baths:				HB 6				

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
5%	General:	

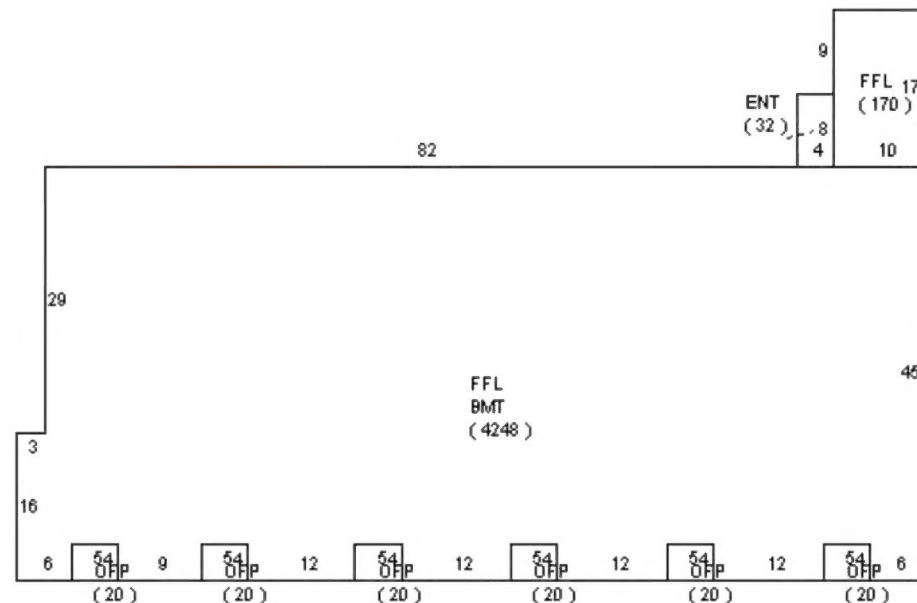
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	137.75	
Special Features:	0	Val/Su Net:	68.88	
Final Total:	607400	Val/Su SzAd	137.48	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	4,418	103.570	457,581	
BMT	Basement	4,248	49.710	211,184	
OFP	Open Porch	120	30.530	3,664	
ENT	ENTRY	32	26.640	853	
<b>Net Sketched Area:</b>		<b>8,818</b>	<b>Total:</b>	<b>673,282</b>	
<b>Size Ad</b>	<b>4418</b>	<b>Gross Area</b>	<b>8818</b>	<b>FinArea</b>	<b>6964</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
80						
87	BMT	100	AFB	60	A	
83	FFL	100	RST	50	A	3
53						
83						
67						

**IMAGE**

**AssessPro** Patriot Properties, Inc

